



Construction Realty
345 E. 3300 S., Salt Lake City, UT. 84115

Rental Criteria Statement



Lease holder(s) must be 18 years or older. All occupants 18 years or older will be required to complete an application and qualify individually (even if living with parent or guardian). The information requested in this application is requested of all prospective residents and is the only criteria used by us in making our selection.

Credit Policy:

We are looking for at least one (1) accounts that is paid as agreed. If there is any negative credit that has not been resolved we will require a cosigner. Any negative reporting from a landlord will be grounds for denial.

Income Requirement Policy:

The gross monthly income of all lease holder(s) will be considered jointly and must equal three times the rental amount on the apartment, for the lease term. We require verification in the form of pay stubs, W2's, tax statements etc.

Rental History Policy:

We require at least 6 months positive rental / mortgage history from a landlord / mortgager who is not a friend or family member or proof of home ownership. Any negative reference or reporting from a landlord will be grounds for denial.

Criminal History Policy:

- Misdemeanor and/or Felony convictions consisting of but not limited to theft, forgery, fraud, assault, robbery, and violence or force to injure or harm another person are considered and may result in a denial of the rental application.
- Misdemeanor and/or Felony convictions are reviewed and considered in accordance with applicable federal, state, and local laws and fair housing guidelines.
- Convictions for drug distribution/manufacturing will be an automatic denial of the rental application.
- Registered sex offenders will be an automatic denial of the rental application.

Co-Signer Requirements:

The cosigner must have exceptional credit. There must be at least three (3) accounts on the credit report that show paid as agreed.

The income requirement is three times the rent and we will need paystubs, W2's, taxes or similar documentation to verify income.

One year positive rental history or proof of home ownership/mortgage will be required.

- \$35.00 Non Refundable Application Fee: Each applicant/cosigner is required to pay an application fee.

We do not discriminate on the basis of race, color, familial status, national origin, religion, sex, marital status, source of income or disability. Failure to fill out the application completely will delay the processing of application. Any misstatement of facts is justification for rejection of this application. On the background check there are offenses in certain states that may require an additional fee. Applicant attests that all occupants of the apartment, duplex or house will be legal to reside in the United States.

I understand and accept these qualifying standards and will truthfully answer all questions.

Applicant Signature _____ Date _____